



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2682
www.raleighnc.gov

Case File: A-117-17

Property Address: 2512 Stafford Avenue

Property Owner: James and Tracy Isacco

Project Contact: Tracy Isacco

Nature of Case: A request for a 6' side street setback variance from the requirements set forth in Section 2.2.1. of the Unified development Ordinance and a 14' variance in the minimum driveway length requirements set forth in Section 6.5.7.G. of the Raleigh Street Design Manual in order to expand an existing garage that results in a 4' side street setback and a 4' long driveway on a .23 acre parcel zoned Residential-6 and Special Residential Parking Overlay District and located at 2512 Stafford Avenue.

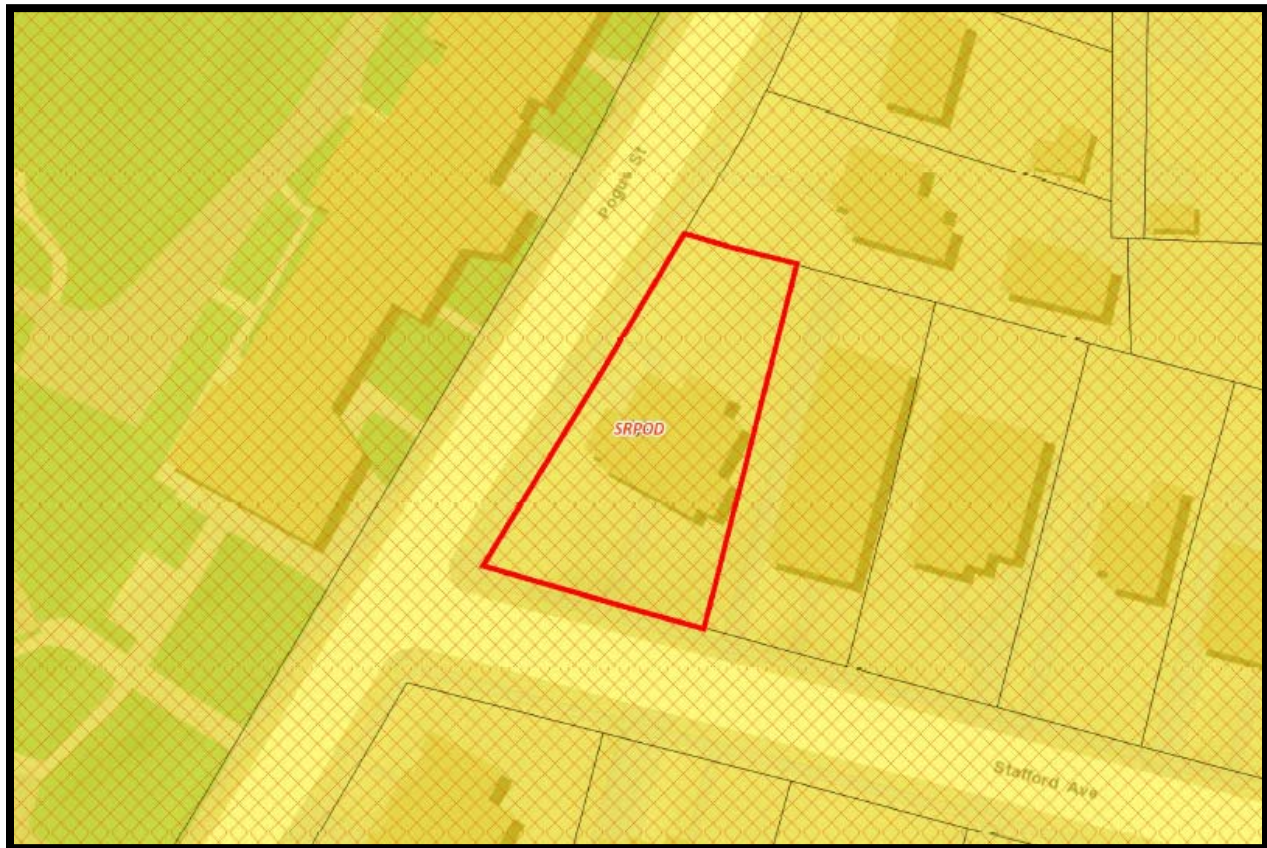


2512 Stafford Avenue – Location Map

To BOA: 10-9-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING DISTRICTS: Residential-6 and Special Residential Parking Overlay District



2512 Stafford Avenue – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-6

Lot Dimensions

Area (min)	6,000 SF
Width – interior lot (min)	50'
Width – corner lot (min)	65'
Depth -	80;'

Yard Type

Minimum Setback

Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	15'
Rear	20'

Application for Variance



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet):</p> <p><i>Variance on our garage distance from the sidewalk from 8 feet to 4 feet.</i></p> <p><i>Variance on our driveway length from the existing 8 feet to 4 feet. We want to increase our garage.</i></p> <p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p>	<p>Transaction Number</p> <p><i>A-117-17</i></p>

GENERAL INFORMATION			
Property Address		Date	
<i>2512 STAFFORD AVE RALEIGH NC 27607</i>		<i>8 Sept 2017</i>	
Property PIN	Current Zoning		
<i>Lot 499-500</i>	<i>Residential 6</i>		
Nearest Intersection		Property size (in acres)	
<i>Pogue St & Stafford Ave</i>		<i>.23 Acres</i>	
Property Owner	Phone	Fax	
<i>JAMES & TRACY ISACCO</i>	<i>9197498816</i>		
Owner's Mailing Address		Email	
<i>2512 STAFFORD AVE RALEIGH NC 27607</i>		<i>jisacco@hotmail.com</i>	
Project Contact Person	Phone	Fax	
<i>Tracy Isacco</i>	<i>9197498816</i>		
Contact Person's Mailing Address		Email	
<i>2512 STAFFORD AVE RALEIGH NC 27607</i>		<i>jisacco@hotmail.com</i>	
Property Owner Signature		Email	
<i>[Signature]</i>			
Notary		Notary Signature and Seal	
<p>Sworn and subscribed before me this <i>8th</i> day of <i>September</i>, 2017</p>		<p><i>[Signature]</i></p> <p></p>	

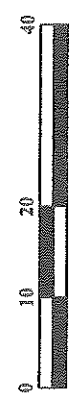
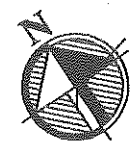
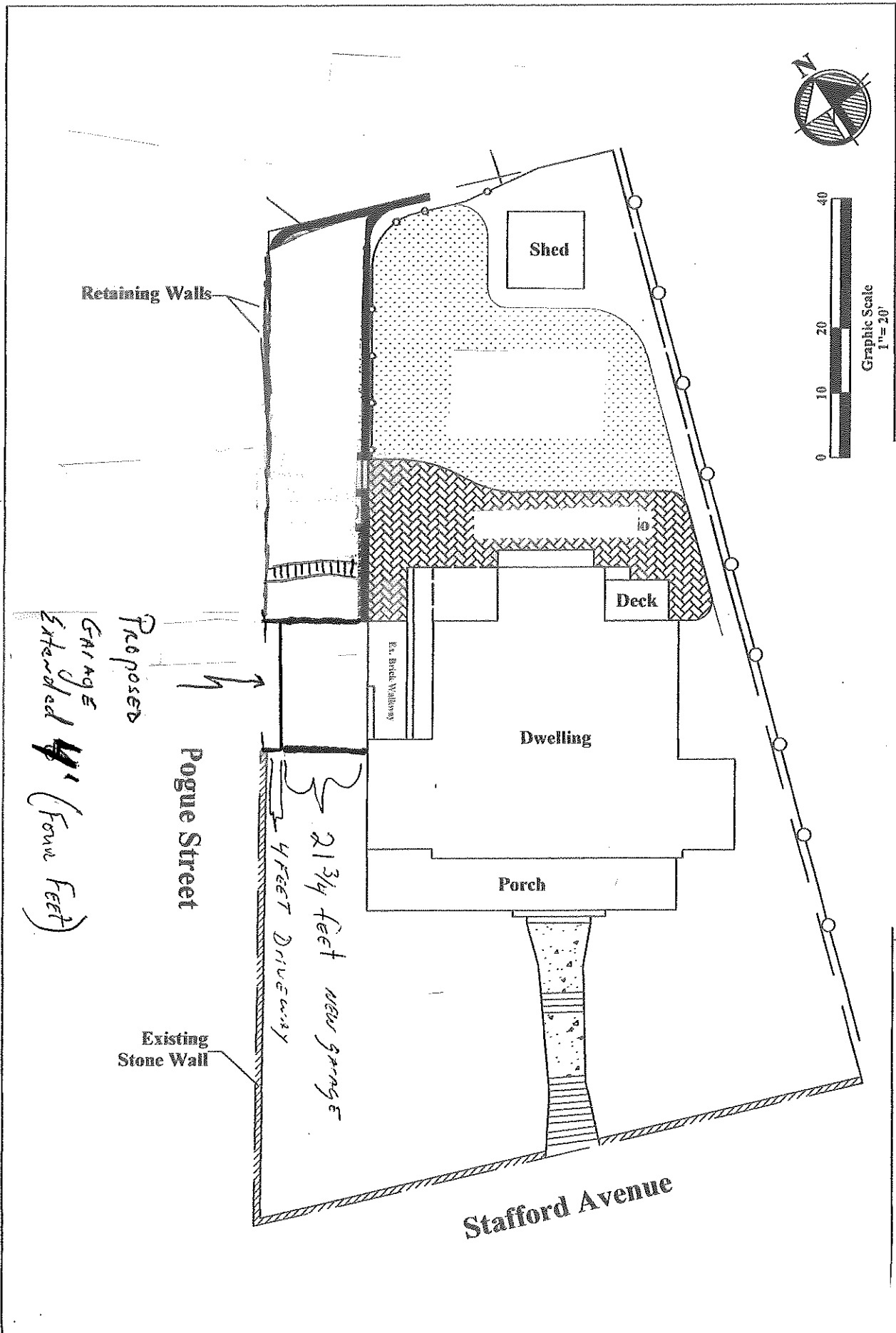
Addendum to the Request for Variance 2512 Stafford Ave.

We are out of compliance right now in our minimum length of a driveway (8 feet) and distance of our garage from the sidewalk (8 feet). We are asking for a variance on our garage and driveway taking them from 8 feet to 4 feet. The garage will have 4 feet from the sidewalk. The driveway will be 4 feet in depth.

There are two retaining walls that go along the driveway from the garage to the sidewalk and along Pogue Street. If approved, pedestrians will have a better site on our garage door. This house was built in 1932 and we are doing our best to at keeping it to period.

In our submission for variance (we are requesting that the setback from sidewalk to garage be 4 feet), we do realize that overall pedestrian safety be a major concern. Having a garage with only one door, will allow us to back into the garage and pull out, and able to see any pedestrians. Right now there is an 8 foot setback. The garage and setback are presently obscured for a pedestrian due to the retaining wall height and shrubbery. Likewise, a driver cannot see anything backing out. Having the door more forward will at least allow you to see if the door is open and the light coming from it if you are walking. The depth of the garage at 17 1/4 feet makes it not functional and having two doors instead of one makes it unsafe for a driver due to the amount of attention needed to back out of the garage without scraping or hitting the sides. We would be happy with a variance of 4 feet and thought it was more safe for pedestrians the closer it is to the sidewalk due to the retaining walls. Once constructed, there will be outdoor flood lights on each corner of the garage. I do not feel that the garage will be less safe if the variance is given due the retaining walls obstructing views already. Also, there is not a lot of difference in the overall safety for the existing grandfathered 8 foot set back of the garage vice the requested 4 foot variance. However, it does make a great impact changing the garage from being useless to functional. I think it will help safety, function, and appearance for everyone. Please look at the pictures to get an idea of the retaining walls and shrubbery. We would be glad to show the site to anyone in person.

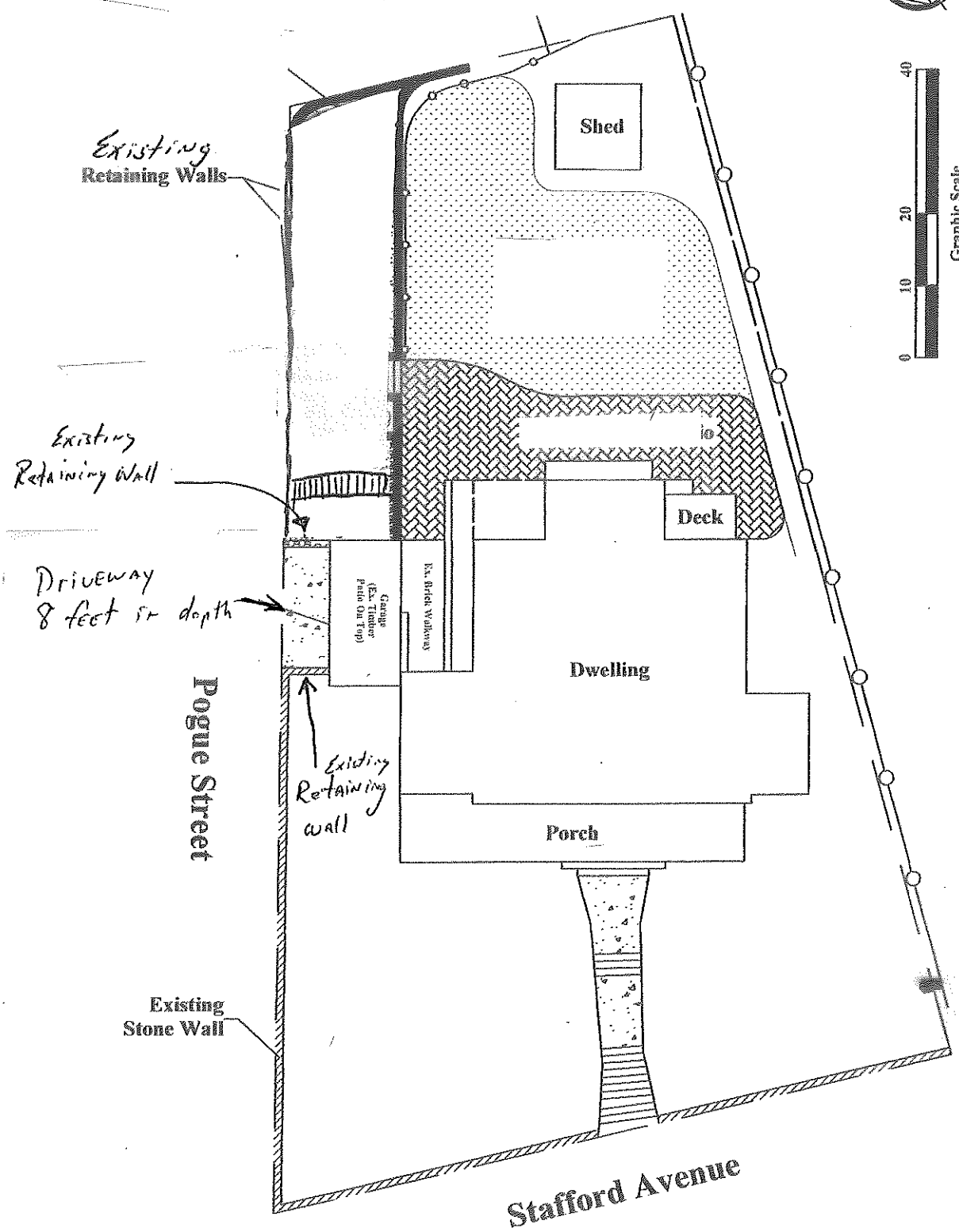
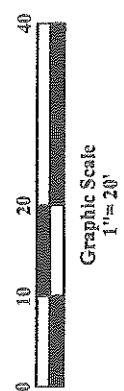
James Isacco



Graphic Scale
1" = 20'

2512 Stafford Avenue
Lot #499-500 Fairmont Subdivision
Raleigh, Wake County, North Carolina

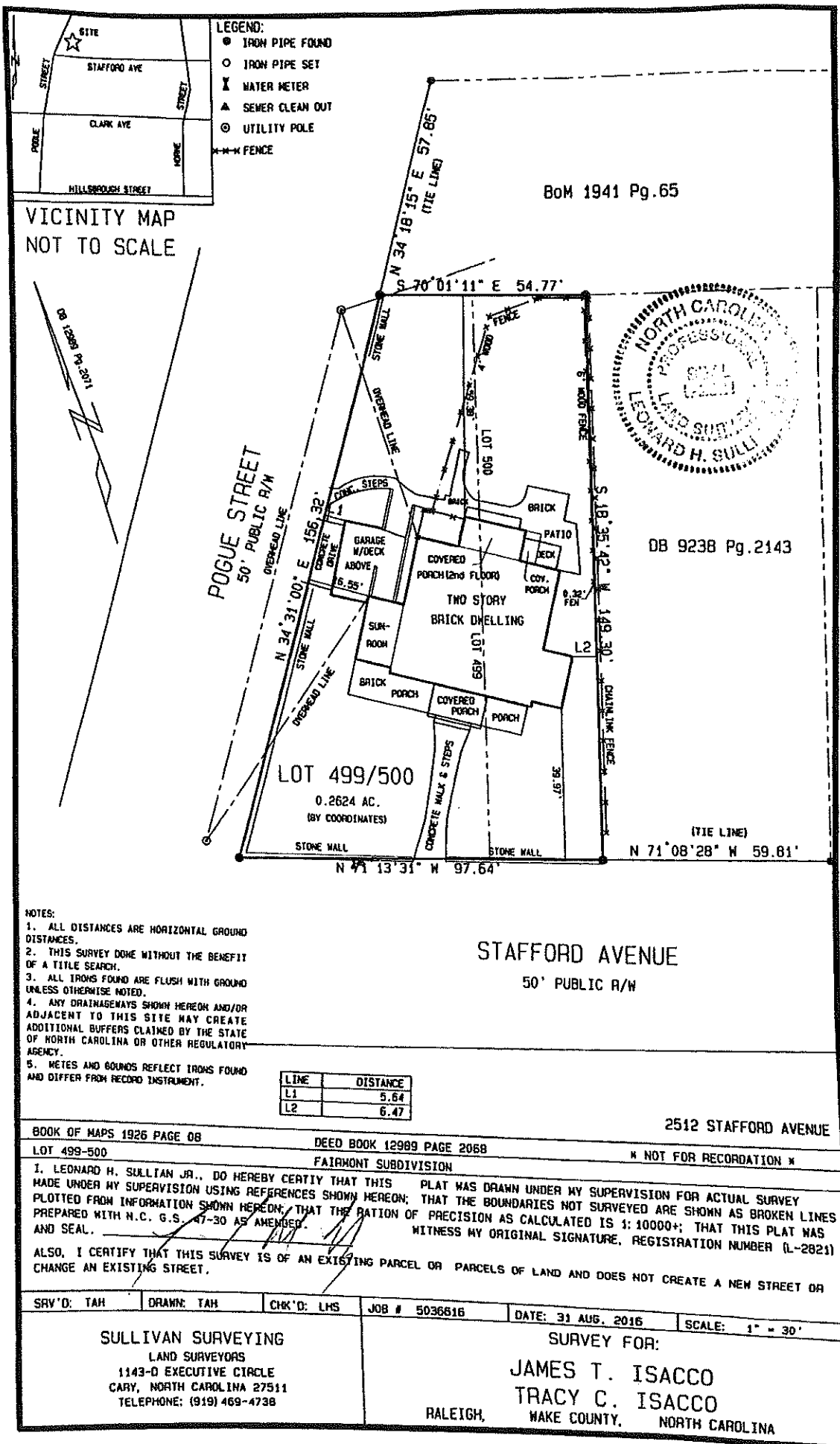
PROPOSED NEW GARAGE



2512 Stafford Avenue

Lot #499-500 Fairmont Subdivision
Raleigh, Wake County, North Carolina

Existing Structure







0794834080
ISACCO, JAMES T ISACCO, TRACY C
2512 STAFFORD AVE
RALEIGH NC 27607-7243

0794824805
BURTT, DAVID C BURTT, DAWN S
212 POGUE ST
RALEIGH NC 27607-7238

0794824881
BROWN, JEFFREY R BROWN, SUZANNE
2513 STAFFORD AVE
RALEIGH NC 27607-7242

0794825860
WOLFPACK GROUP, LLC
2512 CLARK AVE UNIT 1
RALEIGH NC 27607-7214

0794825959
ALPHIN, WILLIAM J ALPHIN, LINDA B
2510 STAFFORD AVE
RALEIGH NC 27607-7243

0794826908
EDMONSON, A ROOT EDMONSON, SUSAN
M
2508 STAFFORD AVE
RALEIGH NC 27607-7243

0794831029
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

0794835099
ADAMS, JEFFERSON H ADAMS, DOROTA T
308 POGUE ST
RALEIGH NC 27607-7239

0794836115
ADAMS, JEFFERSON H ADAMS, DOROTA
TULODZIECKA
308 POGUE ST
RALEIGH NC 27607-7239